



Town of Groton - Public Works

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Meeting Minutes

Permanent School Building Committee

Chairman Rick DeMatto, Vice-Chairman W. Gordon Lange, Robert J. Austin-LaFrance, Richard Monteiro, Robert Morrison, David Russell, and John Webster.

Thursday, November 16, 2006

7:00 PM

Town Hall Annex - Community Room 1

Regular Meeting

1. ROLL CALL

Members Present: Chairman Rick DeMatto, Robert J. Austin-LaFrance, Gordon Lange, Richard Monteiro, Robert Morrison, David Russell and John Webster

Staff: Rick Norris, Project Manager - School Construction, Wes Greenleaf, Director of School Buildings & Grounds and Colleen Quattromani, Recorder.

Gilbane Building Company: Peter Manning, Project Executive and Peter Scalora, Senior Project Manager.

JCJ Architecture: Jeffrey Beatrice, Associate.

Also present Catherine Kolnaski, Town Councilor and Robert Peruzzotti, Board of Education Liaison.

The meeting was called to order at 7:02 PM.

2. RECEIPT OF CITIZEN'S PETITIONS, COMMENTS AND CONCERNS

None.

3. APPROVAL OF MINUTES

a) October 19, 2006

A motion was made by Mr. LaFrance and seconded by Vice-Chairman Lange to accept the minutes of October 19th as written. The motion was carried unanimously.

4. COMMUNICATIONS AND REPORTS (other than Subcommittee reports)

(a) PSBC Members

Vice-Chairman Lange told the PSBC that he had spoken with the Town Manager about Phase II of the School Building Project. The Committee of the Whole has voted to set up a School Committee for Phase II and welcomes recommendations for candidates for the project. Mr. LaFrance told the Committee that he had had a conversation with Mayor Watson about concepts for ground breaking ceremonies for the current School Building Projects.

(b) Catherine Kolnaski and Northeast Academy Elementary Schools

1) Gilbane Building Company

Peter Scalora, Senior Project Manager for Gilbane on the two elementary schools gave the updates for the Northeast Academy and Catherine Kolnaski projects. Project schedule updates were performed for both elementary schools and while some of the start dates for individual contractors have changed the completion date for both schools remains August 31, 2007.

Gilbane continues to work with the Department of Public Works on the project contracts and the Epoxy Flooring re-bid will be opened on November 17th. Mr. Scalora spoke again of the great commitment the early contractors to the building projects have shown to the project schedule and

how their understanding of their obligations have kept the construction on schedule. At Northeast Academy work has begun on such items as concrete, masonry and underslab plumbing. At Catherine Kolnaski while blasting continues on the construction of the entry road, the building site is ready and concrete foundation installation has begun. Work has begun on the underslab plumbing. The underground fuel oil tank has been installed.

Gilbane is working with JCJ Architecture on a few of the design details of the buildings including the Northeast Academy window design, masonry material colors and the Cafetorium ceiling details.

2) JCJ Architecture

Mr. Beatrice, Associate, JCJ Architecture told the PSBC that JCJ is preparing a viewing of samples of furniture, fixtures and equipment for school staff on November 21st for the elementary school projects.

JCJ Architecture continues to work with Aquarion on the water issue at Northeast Academy Elementary school. The Town has received Aquarion's approval of the plans for the water project and plans to commence work while negotiating the contract and easement required by Aquarion.

3) Board of Education staff

Mr. Greenleaf told the PSBC that the Board of Education website has been updated with the latest project photos and he will try to have the site updated on a bi-weekly basis. Mr. Greenleaf is working with JCJ Architecture on the FF&E selection for the November 21st meeting with the school staff.

The Committee was told that a steel beam to be used in the ceiling of Fitch High Schools' "Main Street" will be making the rounds to all the elementary schools where the students will have the chance to sign their names for posterity. Time capsules are being planned for each of the three projects and will be placed behind plaques that will be placed at the completion of each of the building projects.

The Board of Education is working on the school calender for 2008 and also continue the redistricting process.

4) Department of Public Works staff

Mr. Norris began his review of the elementary school projects with a recap of the activities at the Catherine Kolnaski school. He said a tremendous amount of work has been done and noted the difference in building down a story as is the case with the Kolnaski site verse building up a story at Northeast Academy. There was a drainage issue identified by Gilbane at Kolnaski which has been resolved with the combined efforts of the engineers, architects and Town planning staff. Mr. Norris again noted the cooperative efforts of the trade contractors who continue to work together to identify cost saving measures on the jobs. Mr. Norris is working with the blasting company and the Fire Marshall on the pre blast survey of Pequot Village and the utility easement through the Groton Housing Authority property. The administrative site plan was approved through Groton Utilities and Mr. Norris is trying to finalize the easement for the access road.

Moving on to the Northeast Academy project, Mr. Norris talked about the water issue at Northeast Academy. The Committee was told that the project will begin even as the Town continues its discussion with Aquarion on the ownership of the waterline for the school. In response to a question by Chairman DeMatto the Committee was told that the dry hydrant idea was found not feasible because of an inadequate water supply. A report from JCJ is forth coming. Mr. Norris will meet with the Town Manager and the Director of Public Works to discuss the formation of a Water Task Force.

The PSBC was made aware of a change to an exterior material finish. Earlier in the budget process the Gym exterior at the elementary schools was changed to a split faced block. The

architect has made a request to change the exterior of the Media Center to split faced block as well for a consistent look over the building. The change will also bring a cost savings to the project. Mr. Beatrice will bring materials to the next PSBC meeting for the Committee to review.

(c) Fitch High School

1) Gilbane Building Company

Mr. Manning, Project Executive, Gilbane gave the update for the Fitch High School Addition and Renovations project. The demolition of the boiler room will be completed November 17th and concrete work began a week early. Gilbane is working on a finished construction schedule. At this time the project is waiting for four Notices to Proceed and the Landscaping Package will be re-bid when an analysis of topsoil samples are received. A contract award for the Glass and Glazing contract has been changed to the second low bidder as the first low bidder has an issue with DAS certification.

Mr. Manning provided the PSBC with a summary of the work on the Fitch site to date. Mr. Manning has spoken with the PSBC about the cost savings ideas trade contractors have brought to the project and this week he reported that the millwork contractor has an alternate to the casework to be considered. A flooding incident in the boiler room on October 29th was also discussed. Gilbane and Mr. Greenleaf where pleased with the quick response to the incident by the site contractors and the fire department and the overall cooperation shown to solve the issue. An additional underground asbestos pipe was discovered which will need to be removed.

2) JCJ Architecture

JCJ Architecture is also preparing a sampling of furniture, fixtures and equipment (FF&E) for the Fitch High School Addition and Renovation project to be shown a few weeks after the elementary school meeting.

3) Board of Education staff

Mr. Greenleaf told the PSBC that he has been monitoring the parking situation at Fitch High School carefully, taking counts on the empty spaces at different days and times. He believes parking will become more difficult in the spring as more students acquire driver's licenses. Following up on Mr. Manning's report of the discovery of an old underground asbestos pipe, Mr. Greenleaf told the Committee that notification letters are sent home with students everytime asbestos abatement is necessary.

Mr. Peruzotti spoke on behalf of the Board of Education regarding the parking at Fitch High school and said that the Board considers parking a higher priority than other items listed as alternates for the project and were willing to put their thoughts on the subject in writing.

4) Department of Public Works staff

Mr. Norris continued the discussion on parking at Fitch High School and told the PSBC that the parking plans would be decided once the budget review was complete in January. Among other items Mr. Norris is working on for the Fitch High School project is the contingency plan in case of Union action during the construction project. He is also working on the DAS performance reports for the contractors. The Town must complete evaluations of the contractors work on the project at different intervals during and after the project to maintain eligibility for reimbursement.

Discussion returned to the topic of ground breaking ceremonies for the three school building projects. The Committee wants separate events for each of the projects. After much deliberation a motion was made by Mr. Webster and seconded Mr. LaFrance to put the following ideas forward for consideration; at Northeast Academy Elementary School, a ceremony in 4-8 weeks when the steel works begins; at Catherine Kolnaski, a ceremony in 2-4 weeks during the final blasting of the entry road as it nears Poquonnock Road; and at Fitch High School a ceremony in May when the signature beam returns from its rounds at the schools and is put in place. The motion passed unanimously.

In other news Mr. Norris told the PBSC that he would be meeting with the Town Manager and the Superintendent of Schools on November 22nd to discuss Phase II of the School Building Project now that the Town Council Committee of the Whole has made a resolution to approve the formation of a new School Design Committee.

5. UNFINISHED BUSINESS

The PSBC will meet on both of their regularly scheduled meeting dates in December, which are December 7th and December 21st.

6. NEW BUSINESS

None.

7. OTHER BUSINESS

None.

8. ADJOURNMENT

The meeting adjourned at 9:45 PM.